

# VAIL SQUARE METROPOLITAN DISTRICT NO. 3

January 18, 2024

Division of Local Government  
1313 Sherman Street, Room 521  
Denver, CO 80203  
Filed electronically: [dlg-filing@state.co.us](mailto:dlg-filing@state.co.us)

RE: Vail Square Metropolitan District No. 3 Budget - LGID #65510

Attached is the 2024 Budget for the Vail Square Metropolitan District No. 3 in Eagle County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This Budget was adopted on December 20, 2023. If there are any questions on the budget, please contact Mr. Kenneth J. Marchetti, telephone number 970-926-6060, Ext 8.

The mill levy certified to the County Commissioners of Eagle County is 3.000 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 11.797 mills for general obligation debt; 0.000 mills for contractual obligations; 0.000 for refund/abatement; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on a net assessed valuation of \$11,618,610, the total property tax revenue is \$171,920.57. A copy of the certification of mill levies sent to the County Commissioners for Eagle County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Eagle County, Colorado.

Sincerely,



\_\_\_\_\_  
Title: District Administrator

Enclosure(s)

## **VAIL SQUARE METROPOLITAN DISTRICT NO. 3**

### 2024 BUDGET MESSAGE

Vail Square Metropolitan District No. 3 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established to supply the necessary services of roads, drainage facilities, streetscape, water and sewer utilities mains.

The District has no employees and all operations and administrative functions are contracted.

The following budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

### 2024 BUDGET STRATEGY

Vail Square Metropolitan District No. 3 was formed in late 2005. The District has joined with Vail Square Metropolitan District No.1 and Vail Square Metropolitan District No. 2 in adopting a consolidated service plan. Under this consolidated service plan, Vail Square Metro District No. 1 will be the “service district” and Vail Square Metro District Nos. 2 and 3 will be the “financing districts.” As such, Vail Square Metro District No.1 will be responsible for managing the construction, maintenance and operation of facilities and improvements needed for the Vail Square Metro District Nos. 2 and 3 areas. The District and Vail Square Metro District No. 3 will be responsible for providing the funding and tax bases needed to support the financing plan for capital improvements.

Vail Square Metropolitan District Nos. 2 and 3 anticipate utilizing the property taxes they collect to pay for a portion of their obligations under the District Coordinating Services Agreement with Vail Square Metropolitan District No. 1.

**RESOLUTIONS OF VAIL SQUARE METROPOLITAN DISTRICT NO. 3**

**TO ADOPT 2024 BUDGET**

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE VAIL SQUARE METROPOLITAN DISTRICT NO. 3, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2024 AND ENDING ON THE LAST DAY OF DECEMBER 2024.

WHEREAS, the Board of Directors of the Vail Square Metropolitan District No. 3 has appointed a budget committee to prepare and submit a proposed 2024 budget at the proper time; and

WHEREAS, such committee has submitted a proposed budget to this governing body at the proper time, for its consideration, and;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, and a public hearing was opened on November 13, 2023 and continued to December 20, 2023, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and;

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves/fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of directors of the Vail Square Metropolitan District No. 3, Eagle County, Colorado:

Section 1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Vail Square Metropolitan District No. 3 for the year stated above, as adjusted for immaterial changes in the final certified assessed value of the District No. 3 as certified by the county assessor and corresponding adjustments resulting from such changes to the assessed value. In the event there are material changes to the assessed value then a subsequent meeting of the Board shall be called to consider such changes. Furthermore, to the extent specific capital expenditures budgeted and forecasted for the current year are unable to be completed by the end of the current year, the budget for such expenditures shall be transferred into next year's budget, the budgeted beginning fund balance for next year's budget shall be updated to reflect such changes and the 2024 budget appropriations shall be increased for such expenditures.

Section 2. That the budget hereby approved and adopted shall be certified by any officer or the District Administrator of the District No. 3 and made a part of the public records of the District No. 3.

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**RESOLUTIONS OF VAIL SQUARE METROPOLITAN DISTRICT NO. 3**  
**(CONTINUED)**

**TO SET MILL LEVIES**

A RESOLUTION LEVYING PROPERTY TAXES FOR THE YEAR 2023, TO HELP DEFRAID THE COSTS OF GOVERNMENT FOR THE VAIL SQUARE METROPOLITAN DISTRICT NO. 3, EAGLE COUNTY, COLORADO, FOR THE 2024 BUDGET YEAR.

WHEREAS, the Board of Directors of the Vail Square Metropolitan District No. 3, has adopted the annual budget in accordance with the Local Government Budget Law, on December 20, 2023 and;

WHEREAS, the amount of money necessary to balance the budget for general operating expenses and capital expenditure purposes from property tax revenue is \$34,856 and;

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue approved by voters or at public hearing is \$0.00, and;

WHEREAS, the amount of money necessary to balance the budget for voter approved bonds and interest is \$137,065, and;

WHEREAS, the 2023 valuation for assessment for the Vail Square Metropolitan District No. 3, as certified by the County Assessor is \$11,618,610.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the VAIL SQUARE METROPOLITAN DISTRICT NO. 3, EAGLE COUNTY, COLORADO:

Section 1. That for the purposes of meeting all general operating expenses of the Vail Square Metropolitan District No. 3 during the 2024 budget year, there is hereby levied a tax of 3.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District No. 3 for the year 2023.

Section 2. That for the purpose of meeting all capital expenditures of the Vail Square Metropolitan District No. 3 during the 2024 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District No. 3 for the year 2023.

Section 3. That for the purpose of meeting all payments for bonds and interest of the Vail Square Metropolitan District No. 3 during the 2024 budget year, there is hereby levied a tax of 11.797 mills upon each dollar of the total valuation for assessment of all taxable property within the District No. 3 for the year 2023.

Section 4. That for the purpose of recouping refunds and abatements of the Vail Square Metropolitan District No. 3 during the 2024 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District No. 3 for the year 2023.

**RESOLUTIONS OF VAIL SQUARE METROPOLITAN DISTRICT NO. 3**  
**(CONTINUED)**

**TO SET MILL LEVIES (CONTINUED)**

- Section 5. That any officer or the District Administrator is hereby authorized and directed to either immediately certify to the County Commissioners of Eagle County, Colorado, the mill levies for the Vail Square Metropolitan District No. 3 as hereinabove determined and set, or be authorized and directed to certify to the County Commissioners of Eagle County, Colorado, the mill levies for the Vail Square Metropolitan District No. 3 as hereinabove determined and set based upon the final (December) certification of valuation from the county assessor.

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**RESOLUTIONS OF VAIL SQUARE METROPOLITAN DISTRICT NO. 3**  
**(CONTINUED)**

**TO APPROPRIATE SUMS OF MONEY**  
**(PURSUANT TO SECTION 29-1-108, C.R.S.)**

A RESOLUTION APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE VAIL SQUARE METROPOLITAN DISTRICT NO. 3, EAGLE COUNTY, COLORADO, FOR THE 2024 BUDGET YEAR.

WHEREAS, the Board of Directors has adopted the annual budget in accordance with the Local Government Budget Law, on December 20, 2023, and;

WHEREAS, the Board of Directors has made provision therein for revenues in an amount equal or greater to the total proposed expenditures as set forth in said budget, and;

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues and reserves or fund balances provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District No. 3.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VAIL SQUARE METROPOLITAN DISTRICT NO. 3, EAGLE COUNTY, COLORADO:

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated:

GENERAL FUND:	
Current Operating Expenses	\$75,410
DEBT SERVICE FUND:	
Debt Service Expenditures	\$1,018,209
Fund Transfers	<u>      7,821</u>
Total	\$ 1,026,030

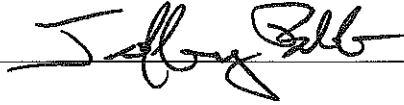
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**RESOLUTIONS OF VAIL SQUARE METROPOLITAN DISTRICT NO. 3**  
**(CONTINUED)**

**TO ADOPT 2024 BUDGET, SET MILL LEVIES AND**  
**APPROPRIATE SUMS OF MONEY**  
**(CONTINUED)**

The above resolutions to adopt the 2024 budget, set the mill levies and to appropriate sums of money were adopted this 20th day of December, 2023.

Attest: \_\_\_\_\_



Title: \_\_\_\_\_



VAIL SQUARE METROPOLITAN DISTRICT # 3  
 STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE  
 BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED

Printed  
 01/30/24 Modified Accrual Basis

GENERAL FUND	Cal Yr 2022 Audited	Cal Yr 2023 Adopted Budget	Cal Yr 2023 Amended Budget	Cal Yr 2023 Forecast	2024 Adopted Budget	BUDGET ASSUMPTIONS
Assessed Valuation - Net	12,776,220	12,752,300	12,752,300	12,752,300	11,618,610	Final AV
Assessed Valuation - TIF	11,296,380	11,278,670	11,278,670	11,278,670	10,284,700	Final AV
<b>Total Gross AV</b>	<b>24,072,600</b>	<b>24,030,970</b>	<b>24,030,970</b>	<b>24,030,970</b>	<b>21,903,310</b>	
	<b>-19%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>-9%</b>	Percent change
<b>Operating Mill Levy</b>					<b>3.000</b>	Operating Mill Levy Rate
<b>REVENUES</b>						
Property Taxes - Operating Mill Levy					34,856	AV x Mill levy
Property Taxes - TIF Operating Mill Levy					30,854	AV x Mill levy
Specific Ownership Taxes					2,957	4.5%
Vail Sq # 1 InterDistrict Contrib	1,023	3,254	3,846	6,420	0	
Interest Income	0	0	0	0	0	
<b>TOTAL REVENUES</b>	<b>1,023</b>	<b>3,254</b>	<b>3,846</b>	<b>6,420</b>	<b>68,667</b>	
<b>EXPENDITURES</b>						
Audit	3,200	3,200	3,200	3,300	3,200	Based on Prior
Insurance	2,701	3,200	3,200	3,120	3,500	Based on Prior
Treasurers Fees					1,971	3%
Pmt to VSQ 1 for Svcs Prop Tx Less Treas Fees					33,810	Service Payment
Pmt to VSQ 1 for Svcs TIF Prop Tx Less Treas Fees					29,928	Service Payment
Contingency Allowance	0	3,000	3,000	0	3,000	
<b>TOTAL EXPENDITURES</b>	<b>5,901</b>	<b>9,400</b>	<b>9,400</b>	<b>6,420</b>	<b>75,410</b>	
<b>REVENUE OVER (UNDER) EXPEND.</b>	<b>(4,878)</b>	<b>(6,146)</b>	<b>(5,554)</b>	<b>0</b>	<b>(6,743)</b>	
<b>OTHER SOURCES AND (USES)</b>						
Xfer Net Int & SO tax fr DS Fund	4,878	6,146	5,554	0	7,821	
<b>TOTAL OTHER SOURCES &amp; (USES)</b>	<b>4,878</b>	<b>6,146</b>	<b>5,554</b>	<b>0</b>	<b>7,821</b>	
FUND BALANCE - BEGINNING	200	200	200	200	200	
<b>FUND BALANCE - ENDING</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>1,278</b>	
	=	=	=	=	=	

No assurance is provided on these financial statements and substantially all disclosures required by GAAP have been omitted.



**VAIL SQUARE METROPOLITAN DISTRICT # 3**  
**STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**BUDGET, ACTUAL AND FORECAST FOR THE PERIODS INDICATED**

Printed  
 01/30/24 Modified Accrual Basis

DEBT SERVICE FUND	Cal Yr	Cal Yr	Cal Yr	Cal Yr	2024	BUDGET ASSUMPTIONS
	2022	2023	2023	2023		
	Audited	Adopted Budget	Amended Budget	Forecast	Adopted Budget	
Assessed Valuation - Net	12,776,220	12,752,300	12,752,300	12,752,300	11,618,610	Final AV
Assessed Valuation - TIF	11,296,380	11,278,670	11,278,670	11,278,670	10,284,700	Final AV
<b>Total Gross AV</b>	<b>24,072,600</b>	<b>24,030,970</b>	<b>24,030,970</b>	<b>24,030,970</b>	<b>21,903,310</b>	
	-19%	0%	0%		-9%	Percent change
<b>Mill Levy Rates</b>						
IGA Services Mill Levy Rate	3.000	3.000	3.000	3.000	0.000	
Capital Pledge Mill Levy Rate	18.875	18.875	18.875	18.875	11.797	
Total Mill Levy Rate	21.875	21.875	21.875	21.875	11.797	
<b>REVENUES</b>						
Prop Taxes-IGA Serv	38,375	38,257	38,257	38,257	0	AV x Mill levy
Prop Taxes-TIF IGA Serv	32,875	32,821	32,821	33,836	0	AV x Mill levy
Prop Taxes - D/S Oblig	241,443	240,700	240,700	240,700	137,065	AV x Mill levy
Prop Taxes - TIF D/S Oblig	206,839	206,498	206,498	212,885	117,689	AV x Mill levy
Property Tax Abatement and Interest		0	0	(469,525)		
Property Tax Abatement Recoup fr #1				64,392		
Xfer IGA D/S - VSQ # 2			455,788	455,788	390,613	
Xfer IGA D/S - VSQ # 2 TIF TOV			403,118	403,118	345,767	
Xfer DS Spec Own Tax - VSQ 2			43,650	44,274	37,958	
Specific Ownership Taxes	28,434	25,914	25,914	26,284	11,464	
Interest Income	978	2,000	2,000	4,000	4,000	
<b>TOTAL REVENUES</b>	<b>548,945</b>	<b>546,190</b>	<b>1,448,746</b>	<b>1,054,008</b>	<b>1,044,555</b>	
<b>EXPENDITURES</b>						
Xfer Prop Taxes to VSQ #1 - Serv Oblig	37,224	37,109	37,109	37,109	0	Service mills less treas fee
Xfer Prop Taxes to VSQ #1 - Serv TIF	32,875	32,821	32,821	0	0	TOV URA
Xfer Prop Taxes to VSQ #1 - D/S Oblig	234,200	233,479	0	0	0	DS mills less treas fee
Xfer Prop Taxes to VSQ #1 - D/S TIF	206,839	206,498	0	0	0	TOV URA
Series 2023 Refi Loan - Interest			313,020	186,943	299,567	Per Bond Docs
Series 2023 Refi Loan - Principal			422,000	404,000	691,000	Per Bond Docs
Agent/Bank Fees			10,000	10,000	10,000	
Xfer Specific Ownership Tax - D/S	24,534	21,768	0	0	0	
Treasurer's Fees	8,395	8,369	8,369	15,770	7,643	3% of Prop. Taxes
Contingency		0	10,000	0	10,000	
<b>TOTAL EXPENDITURES</b>	<b>544,067</b>	<b>540,043</b>	<b>833,319</b>	<b>653,822</b>	<b>1,018,209</b>	
<b>REVENUE OVER (UNDER) EXPEND.</b>	<b>4,878</b>	<b>6,146</b>	<b>615,427</b>	<b>400,186</b>	<b>26,346</b>	
<b>OTHER SOURCES/(USES)</b>						
2023 Refi Proceeds			9,400,000	9,400,000	0	
2023 Cost of Issuance			(396,000)	(274,125)	0	
Transfer to VSQ 1 for payoff of hedged 2008 loan			(9,004,000)	(9,087,100)	0	
Transfer from VSQ 1 debt service			0	282,176	0	
Xfer Int & Net SO tax to Gen Fund	(4,878)	(6,146)	(5,554)	0	(7,821)	
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>(4,878)</b>	<b>(6,146)</b>	<b>(5,554)</b>	<b>320,951</b>	<b>(7,821)</b>	
FUND BALANCE - BEGINNING	0	0	0	0	721,137	
<b>FUND BALANCE - ENDING</b>	<b>0</b>	<b>0</b>	<b>609,873</b>	<b>721,137</b>	<b>739,662</b>	

No assurance is provided on these financial statements and substantially all disclosures required by GAAP have been omitted.

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

**TO:** County Commissioners<sup>1</sup> of Eagle County, Colorado.

On behalf of the Vail Square Metropolitan District No. 3

(taxing entity)<sup>A</sup>

the Board of Directors

(governing body)<sup>B</sup>

of the Vail Square Metropolitan District No. 3

(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of:

\$ 21,903,310

(Gross<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation From DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of:

\$ 11,618,610

(NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/26/2023  
(not later than Dec 15) (mm/dd/yyyy)

for budget/fiscal year 2024  
(yyyy)

<b>PURPOSE</b> (see end notes for definitions and examples)	<b>LEVY</b> <sup>2</sup>	<b>REVENUE</b> <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>3.000</u> mills	\$ <u>34,855.83</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	<u>(0.000)</u> mills	\$ <u>-</u>
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>3.000</b> mills	<b>\$ 34,855.83</b>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>11.797</u> mills	\$ <u>137,064.74</u>
4. Contractual Obligations <sup>K</sup>	<u>0.000</u> mills	\$ <u>-</u>
5. Capital Expenditures <sup>L</sup>	<u>0.000</u> mills	\$ <u>-</u>
6. Refunds/Abatements <sup>M</sup>	<u>0.000</u> mills	\$ <u>-</u>
7. Other <sup>N</sup> (specify): _____	<u>0.000</u> mills	\$ <u>-</u>
	<u>0.000</u> mills	\$ <u>-</u>
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>14.797</b> mills	<b>\$ 171,920.57</b>

Contact person: Kenneth J. Marchetti  
(print)  
Signed: *Kj Marchetti*

Daytime phone: (970) 926-6060 x8  
Title: District Administrator

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S. with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, Colorado 80203. Questions? Call DLG (303) 864-7720.

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

**CERTIFICATION OF TAX LEVIES, continued**

**Vail Square Metropolitan District No. 3**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-603 C.R.S.).** Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

1. Purpose of Issue: Refinance the Vail Square Metropolitan District No. 1 loan in the original principal amount of \$16,000,000, the proceeds of which were used to finance, among other things, certain public improvements for the benefit of the District along with Vail Square Metropolitan District Nos. 1 and 2  
Series: 2023  
Date of Issue: April 26, 2023  
Coupon rate: 3.33%  
Maturity Date: December 1, 2034  
Levy: 11.797 Mills  
Revenue: \$137,064.74
  
2. Purpose of Issue:  
Series:  
Date of Issue:  
Coupon rate:  
Maturity Date:  
Levy:  
Revenue:

**CONTRACTS<sup>K</sup>:**

3. Purpose of Contract:  
Title:  
Date:  
Principal Amount:  
Maturity Date:  
Levy:  
Revenue:
  
4. Purpose of Contract:  
Title:  
Date:  
Principal Amount:  
Maturity Date:  
Levy:  
Revenue:

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.